

GENERAL ORDINANCE NO. G- Last

AN ORDINANCE providing for the inspection of certain housing to ensure compliance with the Minimum Housing Code before such Housing is sold or rented.

WHEREAS, substandard housing is one of the most serious problems existing in the City of Fort Wayne, Indiana, affecting the physical and mental health of the inhabitants of said City, creating blight which affects property values throughout many sections of the City and which renders the operation of commercial enterprises impracticable in many sections of said City; and

WHEREAS, substandard housing is becoming evermore prevalent in said City; and

WHEREAS, the persons who buy or rent substandard housing units tend to be persons of limited sophistication and with limited financial resources, so that such persons do not always readily perceive the disadvantages to a proposed purchase or lease of real estate and so that any inequity is particularly burdensome to such persons.

NOW THEREFORE, BE IT ORDAINED BY THE COMMON COUNCIL OF THE CITY OF FORT WAYNE, INDIANA:

SECTION 1. No house within the city limits of the City of Fort Wayne, Indiana which is assessed for tax purposes at a value of \$3,000.00 or less, shall be sold to anyone who intends to use it as a residence, either for himself or for lessees, unless, before the transfer of the deed or before the signing of the contract, if the property is being sold on contract, there has been an inspection by the Minimum Housing Division of said City for the purpose of determining whether the house is in all respects in compliance with the Minimum Housing Code of said City.

SECTION 2. No house within the city limits of the City of Fort Wayne, Indiana, which is assessed for tax purposes at a value of \$3,000.00 or less, and no rooms within any such house, shall be leased, rented, or otherwise turned over for occupancy by anyone intending to use such house for residential purposes or to sub-lease, sub-rent, or otherwise turn the house over to a third person for occupancy as a residence unless the house has been inspected within two weeks of the commencement of the occupancy by the lessee, renter or other occupant, such inspection to be conducted by a representative of the Minimum Housing Division of said City, to insure that the house complies in all respects with the Minimum Housing Code of said City.

SECTION 3. In the event that a house fails to comply with the Minimum Housing Code of said City, the Minimum Housing Division shall place a placard, in a size and form to be selected

by said Division, in a prominent place upon the front and back of said house. Said placard will convey the information, that because of such noncompliance, said house may not be sold, leased, rented or otherwise turned over to anyone for occupancy until all defects have been corrected.

SECTION 4. When said house has been brought into such condition that it complies in all respects with the Minimum Housing Code of said City, the Minimum Housing Division of said City shall remove such placards from the back and front entrance.

SECTION 5. It shall be the duty of the owner, vendor, or lessor to apply at the office of the Department of Relocation and Minimum Housing for such inspection and pay such fee or fees provided for under Section 7 of this Ordinance.

SECTION 6. It shall be a misdemeanor for anyone other than the Minimum Housing Division of said City to remove such placards. Upon Conviction of such a misdemeanor, the person found guilty shall be fined an amount not to exceed \$500.00 and/or imprisonment for a term not to exceed 30 days.

SECTION 7. The Minimum Housing Division of said City shall charge a fee of \$25.00 for the initial inspection of each house which is inspected pursuant to the requirements of this Ordinance. In the event the house does not comply with the Minimum Housing Ordinance of the City of Fort Wayne upon such an initial inspection, there shall be a fee of \$10.00 for each reinspection until there is such compliance. Provided, that in the event there is not compliance within three months of the date for the initial inspection, then any additional inspection shall be treated as an initial inspection and there shall be a fee of \$25.00

SECTION 8. This Ordinance shall be in full force and effect from and after passage, approved by the Mayor and legal publication thereof.

Eugen Kraus L
Councilman

Read the first time in full and on motion by Krause seconded by Talarico and duly adopted, read the second time by title and referred to the Committee on Planning Regulations (and to the City Plan Commission for recommendation) (and Public Hearing to be held after due legal notice, at the Council Chambers, City-County Building, Fort Wayne, Indiana, on the _____ day of _____ 19_____, at _____ o'clock P.M., E.S.T.

Date: 8-8-72

Charles W. Wintersma
CITY CLERK

Read the third time in full and on motion by Krause seconded by Hinga and duly adopted, placed on its passage. Passed (LOST) by the following vote:

AYES 3, NAYS 5, ABSTAINED _____, ABSENT 1 to-wit:

Burns	_____	✓	_____	_____
Hinga	_____	✓	_____	_____
Kraus	✓	_____	_____	_____
Nuckols	✓	_____	_____	_____
Moses	_____	✓	_____	_____
Schmidt, D.	_____	✓	_____	_____
Schmidt, V.	_____	_____	_____	✓
Stier	✓	_____	_____	_____
Talarico	_____	✓	_____	_____

Date 8-22-72

Charles W. Wintersma
CITY CLERK

Passed and adopted by the Common Council of the City of Fort Wayne, Indiana as (Zoning Map) (General) (Annexation) (Special) (Appropriation) Ordinance (Resolution) No. _____ on the _____ day of _____, 19_____.
ATTEST: (SEAL)

Charles W. Wintersma
CITY CLERK

John Nuckols
PRESIDING OFFICER

Presented by me to the Mayor of the City of Fort Wayne, Indiana, on the _____ day of _____, 19_____, at the hour of _____ o'clock M., E.S.T.

Charles W. Wintersma
CITY CLERK

Approved and signed by me this _____ day of _____, 197_____, at the hour of _____ o'clock _____ m., E.S.T.

MAYOR

It was moved by William Hinga and seconded by Winfield Moses, Jr., that the Standing Committee on Regulations be relieved of Bill No. G-72-08-13 and be acted upon by the "Committee of the Whole".

Bill No. G-72-08-13

OF THE WHOLE

~~Do not pass~~

~~Signed by~~

We, your Committee on Regulations to whom was referred an Ordinance ~~for~~ ~~members~~ providing for the inspection of certain housing to ensure compliance with the Minimum Housing Code before such Housing is sold or rented.

① I MAKE A MOTION THE COMMITTEE REPORT BE CONCURRED IN

② I MAKE A MOTION SAID ORDINANCE BE PUT ON PASSAGE

have had said Ordinance under consideration and beg leave to report back to the Common Council that said Ordinance DO NOT PASS.

Eugene Kraus, Jr., Chairman

James S. Stier, Vice-Chairman

William T. Hinga

Paul "Mike" Burns

Vivian G. Schmidt

DATE 8/22/72

CHARLES W. WESTERMAN, CITY CLERK

William T. Hinga
Paul "Mike" Burns

CONCURRED IN

Samuel J. Talarico
Winfield Moses Jr.
Paul "Mike" Burns

Samuel J. Talarico
Winfield Moses Jr.
Vivian G. Schmidt

Read the first time in full and on motion by _____ seconded by _____ and duly adopted, read the second time by title and referred to the Committee on _____ (and to the City Plan Commission for recommendation) (and Public Hearing to be held after due legal notice, at the Council Chambers, City-County Building, Fort Wayne, Indiana, on _____ the _____ day of _____ 19_____, at _____ o'clock

P.M., E.S.T.


Date: _____ CITY CLERK

Read the third time in full and on motion by _____ seconded by _____ and duly adopted, placed on its passage.

Passed (LOST) by the following vote:

AYES	NAYS	ABSTAINED	ABSENT	to-wit:
------	------	-----------	--------	---------

Burns	✓	_____	_____	_____
Hinga	✓	_____	_____	_____
Kraus	_____	✓	_____	_____
Nuckols	_____	✓	_____	_____
Moses	✓	_____	_____	_____
Schmidt, D.	✓	_____	_____	_____
Schmidt, V.	A	_____	_____	_____
Stier	✓	✓	_____	_____
Talarico	✓	_____	_____	_____

Date _____ CITY CLERK

Passed and adopted by the Common Council of the City of Fort Wayne, Indiana as (Zoning Map) (General) (Annexation) (Special) (Appropriation) Ordinance (Resolution) No. _____ on the _____ day of _____, 19_____.

ATTEST: (SEAL)

_____ CITY CLERK _____ PRESIDING OFFICER

Presented by me to the Mayor of the City of Fort Wayne, Indiana, on the _____ day of _____, 19_____-at the hour of _____ o'clock _____ M., E.S.T.

_____ CITY CLERK

Approved and signed by me this _____ day of _____ 19_____
at the hour of _____ o'clock _____ m., E.S.T.

_____ MAYOR

A G E N D A

COMMON COUNCIL OF FORT WAYNE, INDIANA

7:00 P.M. COMMITTEE SESSION - TUESDAY, AUGUST 22, 1972
ROOM 124 - COUNCIL CONFERENCE ROOM

7:30 P.M. LEGAL PUBLIC HEARING - TUESDAY, AUGUST 22, 1972
ROOM 125 - COUNCIL CHAMBERS

8:00 P.M. REGULAR COUNCIL SESSION - TUESDAY, AUGUST 22, 1972
ROOM 125 - COUNCIL CHAMBERS

ORDER OF BUSINESS

CALL TO ORDER

JOHN NUCKOLS
PRESIDENT OF GOUNGULI

BOTT, GATT

CHARLES W. WESTERMAN
CITY CLERK

BURNS_____, HINGA_____, KRAUS_____, NUCKOLS_____, MOSES_____,
DONALD J. SCHMIDT . VIVIAN G. SCHMIDT . STIER . TALARICO

GREETING FROM THE MAYOR

DELIVERED BY THE CITY CLERK

STANDING COMMITTEE ASSIGNMENTS

ORDINANCES FOR INTRODUCTION

FINANCE COMMITTEE

WILLIAM T. HINGA - CHAIRMAN

AGTTON

S-72-08-19 AN ORDINANCE approving a certain bid document with
Allen County Tractor Sales, Inc. for (2) Utility
Tractors with trade-in.
S-72-08-27 (See Page 3)

REGULATIONS COMMITTEE

EUGENE KRAUS, JR., CHAIRMAN

ACTION

	Z-72-08-23	AN ORDINANCE amending the City of Fort Wayne Zoning Map No. E 11.
	Z-72-08-24	AN ORDINANCE amending the City of Fort Wayne Zoning Map No. CC 13.
	Z-72-08-25	AN ORDINANCE amending the City of Fort Wayne Zoning Map AA 6.
	G-72-08-26	AN ORDINANCE providing for the declaration of nuisances in the case of abandoned, damaged buildings and vacant lots in the Central Business District and providing for abatement of the same.

PUBLIC WORKS COMMITTEE

WINFIELD MOSES, JR., CHAIRMAN

	S-72-08-18	AN ORDINANCE approving a contract with SHAMBAUGH & SON, INC. for construction of the Interim Phosphorous Removal System.
	S-72-08-20	AN ORDINANCE approving a certain bid document with Vermeer of Indiana for (1) 1972 Stumper.

CITY UTILITIES COMMITTEE

PAUL "MIKE" BURNS, CHAIRMAN

	S-72-08-17	AN ORDINANCE approving an Agreement with BERCOT, INC. for installation of a water main on Cook Road in connection with Water Contract 7211.
	S-72-08-21	AN ORDINANCE approving a certain bid document with General Electric Company for transceivers, Charge rack units and rechargeable batteries.

ANNEXATION COMMITTEE

VIVIAN G. SCHMIDT, CHAIRMAN

<u>ACTION</u>	
	G-72-08-22 AN ORDINANCE Repealing Certain Annexation Ordinances.
	<u>ADMINISTRATION AND STATE LEGISLATION</u> <u>JAMES S. STIER, CHAIRMAN</u> <u>COMMITTEE</u>
	No Ordinances up for introduction
	<u>CITY-COUNTY LIAISON</u> <u>DONALD J. SCHMIDT, CHAIRMAN</u>
	No Ordinances up for introduction
	<u>PUBLIC RELATIONS COMMITTEE</u> <u>SAMUEL J. TALARICO, CHAIRMAN</u>
	No Ordinances up for introduction
	<u>FINANCE COMMITTEE</u> <u>WILLIAM T. HINGA, CHAIRMAN</u>
	S-72-08-27 AN ORDINANCE authorizing the execution of a deed to the State of Indiana for certain real estate owned by the City of Fort Wayne, Indiana

LEGAL PUBLIC HEARING 7:30 P.M.

FINANCE COMMITTEE

WILLIAM T. HINGA, CHAIRMAN

<u>ACTION</u>		
	A-72-08-02	AN ORDINANCE appropriating money for the purpose of defraying the expenses of the several departments of the City Government of the City of Fort Wayne, Indiana, for the fiscal year beginning January 1, 1973, and ending December 31, 1973, including all outstanding claims and obligations and fixing a time when the same shall take effect.
	A-72-08-03	AN ORDINANCE appropriating funds from the unexpended and unappropriated balance of The General Fund of the 1972 Budget of the City of Fort Wayne.
	G-72-08-14	AN ORDINANCE creating a Centralized Relocation Agency, and creating a position of Relocation Director and amending Special Ordinance No. S-713-71 by fixing the salary for such position for the year 1972.

STANDING COMMITTEE ASSIGNMENTS

ORDINANCES UP FOR PASSAGE

FINANCE COMMITTEE

WILLIAM T. HINGA, CHAIRMAN

<u>ACTION</u>		
	A-72-08-01	AN ORDINANCE appropriating money for the purpose of defraying the expenses of the several departments of the City Government of the City of Fort Wayne, Indiana, for the fiscal year beginning January 1, 1973, and ending December 31, 1973, including all outstanding claims and obligations and fixing a time when the same shall take effect.
	A-72-08-03	AN ORDINANCE appropriating funds from the unexpended and unappropriated balance of The General Fund of the 1972 Budget of the City of Fort Wayne.

FINANCE COMMITTEE

WILLIAM T. HINGA, CHAIRMAN

ACTION

S-72-08-04 AN ORDINANCE fixing the tax levy for the City of Fort Wayne for the year 1973.

S-72-08-06 AN ORDINANCE approving Agreement to Purchase real estate from Seldum and Carolyn Shields.

G-72-08-14 AN ORDINANCE creating a Centralized Relocation Agency, and creating a position of Relocation Director and amending Special Ordinance No. S-713-71 by fixing the salary for such position for the year 1972.

REGULATIONS COMMITTEE

EUGENE KRAUS, JR., CHAIRMAN

Z-72-04-24 AN ORDINANCE amending the City of Fort Wayne Zoning Map No. C-16

Z-72-04-25 AN ORDINANCE amending the City of Fort Wayne Zoning Map No. AA-11

G-72-08-13 AN ORDINANCE providing for the inspection of certain housing to ensure compliance with the Minimum Housing Code before such Housing is sold or rented.

PUBLIC WORKS COMMITTEE

WINFIELD C. MOSES, JR.

S-72-08-07 AN ORDINANCE approving Agreement for Sewer Extension between Fort Wayne Community School Building Corporation and City of Fort Wayne, for sanitary sewer extension known as Northrop High School Sanitary Lateral Sewer Extension.

S-72-08-08 AN ORDINANCE approving a contract with DIEHL PUMP & SUPPLY COMPANY for furnishing water pumping equipment in connection with Federal Grant Project 11020 GYU, Section III.

S-72-08-09 AN ORDINANCE approving a contract with INDUSTRIAL FUEL OILS for 120,000 gallons of fuel oil.

<u>ACTION</u>	<u>PUBLIC WORKS COMMITTEE</u>	<u>WINFIELD C. MOSES, JR., CHAIRMAN</u>
	G-72-05-29 AN ORDINANCE amending Sections 3, 6, and 14 of the Zoning Ordinance of the City of Fort Wayne, Indiana, pertaining to service station uses and abandoned service station buildings.	
	<u>CITY UTILITIES COMMITTEE</u>	<u>PAUL "MIKE" BURNS</u>
	S-72-08-05 AN ORDINANCE approving a contract with BEROT, INC. for Sanitary Sewer Improvement Resolution No. 853-1971.	
	<u>ANNEXATION COMMITTEE</u>	<u>VIVIAN G. SCHMIDT, CHAIRMAN</u>
	No Ordinance up for passage	
	<u>ADMINISTRATION AND STATE LEGISLATION COMMITTEE</u>	<u>JAMES S. STIER, CHAIRMAN</u>
	No Ordinance up for passage	
	<u>CITY-COUNTY LIAISON</u>	<u>DONALD J. SCHMIDT, CHAIRMAN</u>
	No Ordinance up for passage	
	<u>PUBLIC RELATION COMMITTEE</u>	<u>SAMUEL J. TALARICO, CHAIRMAN</u>
	No Ordinance up for passage	

8:00 P.M. REGULAR COUNCIL SESSION CONVENES

INVOCATION REVEREND JON CARLSTROM, ASSISTANT PASTOR OF THE FIRST BAPTIST CHURCH

PRESENTATION OF THE NATIONAL COLORS SERGEANT-AT-ARMS, ART BARILE

ROLL CALL OF MEMBERS

CHARLES W. WESTERMAN, CITY CLERK

COUNCIL JOURNAL APPROVAL OF AUGUST 8, 1972

COMMUNICATIONS

- A. From Mayor Ivan A. Lebamoff
Approval of Ordinances
- B. Report from the City Controller for the month of July, 1972.
- C. From the City Plan Commission, George Roser, Secretary
- D. Notice of Special Meeting to be held August 28, 1972,
7:30 P.M., E.S.T. in the Council Chambers

INTRODUCTION OF ORDINANCES

ORDINANCES ON SECOND READING

MISCELLANEOUS BUSINESS

CHAIR OPEN FOR COMMENTS - FROM COUNCILMEN AND CITIZENS

RETIREMENT OF COLORS

ADJOURNMENT

Citizens requesting Common Council for an appearance on behalf of
BILL NO. G-72-08-13

Ed Elkins	Mrs. Gilbaugh	Bob Sorrels
Bill Williams	Della Herman	Jim Henderson
Sue Messman	Irene Lyman	Allan Clauser
Chas. Redd	Jon Steensma	Mr. & Mrs. Carl Leech
Miss Witty	Anton McQuire	Jessie Shelton
Bonnie Andrews	Rosemary Porter	

Citizens requesting Common Council for an appearance against
BILL NO. G-72-08-13

Joseph Darnell
John Hyde
Martha Matinz

→ Krause

Date 8-18 1972

ALLEN COUNTY DEPARTMENT OF PUBLIC WELFARE

1002 S. CALHOUN STREET

FORT WAYNE, INDIANA

To The Office Of Mayor Ivan Lebamoff:

We, the undersigned, support the proposed ordinance brought before the City Council concerning the inspection of houses for rent or for sale whose assessed value is below \$4300.00. Because our clients are poor and often uneducated about the city housing code, too many of them are taken advantage of when they try to rent or buy a home.

Margaret Scott
DeeDee James
Bessie Sto. 88
Marilyn Johns, caseworker
Roberta Heller, caseworker
Nancy Sloane
Doris Melvin
Mary Laramore
Teresa Libermann
Mary Johnson
Gary Mc Clelland
Virginia Stevens
Robert Smith
Kathy Daniels
Susan C. Argelle
Margaret Sonnenleitner
Margorie Mc Cague
Libby Owns
Carol Headle
Maura C. Bunt
John D. Reside
Lorraine Miller
Suzanne Sears Leder
Mary Writte
Mike Huber
Sharon Scott
Mary Minnick

Doragha Troy
Loris Drake
Jean Greathouse
Marsha Lever
Charles Kehler
Kathleen Johnson
Rosemary Jurkowski
Judith Conley (caseworker)
Susanne Nuker, Caseworker
Katherine Huber
Lynn Sherman
Aleen Hatala
Earl Raskosky
Joan Schildknecht
Alfred B. Hobble
James P. Goland
Rita Lebaugh
Albert Hines
Lynn Murphy
Steve Purcell (caseworker)
Jodie Tane
R. Merrill
John Miller
P. A. Burke
Vicki Baker
Joyce Moore
Catherine M. Karr
Phyllis J. Giamco

Judy Wallace
Karen L. Thomas
Tom Bailey
Lawell H. Barker
Verna Green
Richard J. Bates
Susan Frangello
Gloria Spivner
Frances Milan
Gloria Phipps
Donna E. Martin
Taylor Lewis
Barbara Miller
Mary Morris
Mary Lion
Alice Henderson
Linda Valenice
Sam Roach
Maneu Ruth Edelman
Ruby merlene Sheely
Marion W. Green
Estella Woodruff
Jennifer Brooks

TFA statement

Allen Clausea

DATE 8/4/64 CONCURRED IN
CHARLES W. WESTERMAN, CITY CLERK

If the housing code could be enforced universally, most of the problems Tenants for Action is working on would be eliminated. Rats in houses, sewer backups, dangerous wiring, overcrowding-- and unsafe or unhealthy condition is covered by the code. Enforcement of the code would force owners to repair their houses and alleviate the shortage of decent homes for low income families.

This ordinance is a must if the city is to seriously enforce the Minimum Housing Code. This year the city and TFA have put pressure on slumlords to repair their dumps or face demolition and its expenses. To avoid expenses brought on by years of neglect, slumlords are desperately trying to sell their properties on any terms. Stories of houses being sold for one dollar are common.

Demos Gallender milked an apartment building at 618 W. Jefferson for over five years before the city ordered him to make extensive repairs. He refused to "throw money down a rat hole," as he put it, and deserted the property. The contract holder of the building was forced to assume responsibility for the repairs. Gallender has five other apartment buildings and we don't want to give him a chance to dump them, along with a list of repairs ordered by the city, on an unsuspecting buyer.

Another slumlord admitted to TFA that he tried to sell a house to the tenant who was renting it for the same monthly payment. He was behind on payments and the building was soon to be condemned-- facts the tenant didn't know. Fortunately she refused.

The consumer has a right to know the true condition of the property purchased or rented. The people who must rent and buy homes assessed at under \$3,000 are often naive in the area of real estate. They don't know how or when to complain to the Minimum Housing Division or even that such an agency exists. This ordinance would give the consumer the facts before he signs his name.

It would also prevent an owner from retaliating against someone who made a complaint because the city would initiate the inspection. It is quite easy for a landlord to determine who made the complaint and retaliate against him.

The old City Council was full of real estate dealers who blocked any attempt to enforce the code. Their private businesses benefited by being allowed to break the law, i.e., the housing code. Councilmen shouldn't be in office for personal financial gain.

Two present councilmen who oppose this ordinance are deeply involved in real estate speculation. Winfield Moses owns at least fifteen properties, including over 200 rental units valued at over 1½ million dollars. Donald Schmidt owns at least four houses, not counting any he would be buying on contract. Two of them were assessed at under \$3,000 and the others just over. How can councilmen with vested interests vote on this bill? TFA requests that Mr. Moses and Mr. Schmidt disqualify themselves on this issue.

Opposition to this ordinance come mainly from slumlords and speculators. The worse condition their properties are in, the harder they are fighting this bill. These are the people who will pay if the dealing of sub-standard, rat-infested dumps is stopped.

Joe Daenell is concerned because he is a slumlord. He owns five badly deteriorated inner city houses and ~~many~~ others which he is buying on unrecorded contracts. A tenant of his brought a complaint to TFA in June but we were too busy to take action then, although we looked at the house and took these pictures. The tenant said Daenell refused to repair the plumbing although raw sewage from an upstairs toilet was falling onto her floor. Before voting no on this ordinance we suggest that the councilmen tour all of Daenell's properties.

This bill should remain in committee. Some unsatisfactory details need to be worked out (inspection fees and \$3,000. cut off point) because this bill is so essential to the rebuilding of Fort Wayne.

Every time a house is torn down, more people must crowd into the existing housing and the prices go up. We cannot tolerate slumlords milking their properties until they're worse than junk and then benefitting from the housing shortage.

DATE 8/24/72 CONCURRED IN
CHARLES W. WESTERMAN, CITY CLERK

FORT WAYNE URBAN LEAGUE'S

STATEMENT REGARDING

Charles Redd

BILL NO. C-72-0813

An ordinance providing for the inspection of certain housing to insure compliance with the Minimum Housing Code before such housing is sold or rented.

The Fort Wayne Urban League, an affiliate of the National Urban League hereby states that it agrees with the intent of the above noted bill presently rendering before the City Council of Fort Wayne, Indiana.

This bill is a noble effort to assist in the eradication of urban blight caused by negligence on the part of both the owner and the rentor.

We recognize that all of the existing structures in Fort Wayne are not in violation of the existing codes. We also recognize the fact that the general health and well-being of manu of Fort Wayne's citizens is the joint responsibility of government and private enterprise.

The Fort Wayne Urban League wishes to express its views:

Section 1. - We concur. We add that the abatement of violations must take place before the closing.

Section 2. - We concur.

Section 3. - We do not concur. We feel that no visible notice should be displayed. We do feel that it should be the sole responsibility of the landlord/owner to see that the Minimum Housing Division is notified of when the corrections have been completed; and that the same division be notified when the property in question has been vacated.

Section 4. - Where Section 3 has been complied with, Section 4 would not be necessary.

Section 5 & 7 - We do not feel that a fee should be charged for the initial inspection. We do feel that failure on the part of the owner to comply with his obligation to notify the Minimum Housing Division of the vacancy and availability for inspection warrants a fine of \$25. Repeated acts of non-compliance will warrant a fine of \$100.

Because of the shortage of adequate and safe housing in Fort Lauderdale, the Urban League feels that the correction of violations should be completed within sixty (60) days following verified notification of such violations.

Ind. Property Owners
ASSOC

45

Mrs. Phyllis Zudemester

We the undersigned are opposed to Bill #G-72-08-13 on minimum housing requirements and inspections, presently being considered by City Council, for the following reasons:

1. The bill is discriminatory in that it attacks a certain group of properties and exempts others. Who is to say that the price of a house determines its ability to pass a minimum code inspection? It would seem that this part of the bill is directed at small investors with the aim of driving them out of business, while protecting the big investor.
2. The bill is unconstitutional. It interferes with the buyer's right to buy and the seller's right to sell property. It would make the seller a captive land-owner. (See Sec.3 of the ordinance).
3. The fee charges for inspection is discriminatory in that it assesses special groups for law enforcement purposes, and exempts others who would be beneficiaries, namely the tenants and buyers of real estate. The responsibility of law enforcement should fall to all citizens, not to just a few. The financing of such an assessment should be made by all taxpayers under our present system of collecting taxes, or whatever future system that is equitable should be used for this purpose. When a fireman puts out a fire he doesn't send a bill to the person he has served. When the policeman makes an arrest, he doesn't send a bill to the complaining citizen. Why then should a law insisting on inspections be paid by the property owner involved? This should be every citizen's responsibility.
4. The bill delegates too much power and authority to an agency that could be used for harassment purposes against certain property owners, depending on the whim of those representing the enforcing agency.

We the undersigned feel that consideration should be given to all citizens, that the Mayor and City Councilmen are to represent the interests of all the citizens.

Mrs. Trout	1440 C Radial.	—	City
Mrs. Dixie Pence	827 Kincaid	—	"
Mr. Richard Pence	"	—	"
Mrs. Walker	827 1/2 Kincaid	—	"
Mrs. Balk	813 Kincaid Ave.	—	"
Mrs. James Keller	824 Kincaid	—	"
Mrs. Schmitzmann	812 KINCAID	—	"

Mrs. Donald R. Allen 811 Kenmair Ave. City
Mrs. Fern Campbell 817 Kenmair Ave. ..
Mrs. Sharon Fair. 9513 Werling Dr. ..
Mr. Ronald Bailey 821 Kenmair Ave. ..
Sarah Rebecca Bailey 821 Kenmair Ave.

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also Public abuse
Under Table M need
make cracks out of everyone
Reasons above also
\$25 is way to high for the
Inspector that don't know pipe
from a transformer and have
the house inspected 1-6 times
a year

Doris Rental Service
Dor Reynolds
Box 2982 51 Hays
Fort Wayne

To: Mayor Ivan Lebamoff and City Council

Subject: Tell the Rentor the Real Facts

The City Council in a nutshell is trying to get an ordinance through that any time an apartment is up for rent, some City Official is to inspect it and give his version as to whether it can or cannot be rented...then charge \$25.00 to the landlord---whatever the outcome.

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Now isn't that ridiculous considering the fact that the City already has the right to inspect properties under minimum housing any time they please.

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The council meeting is to be held August 22nd and City County Building,
approximate time 7 P.M.

I am against this Bill.

Henry Bix

Ernest J. O'Donnell

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I am against this Bill, Carl B. Bareiss (Rentor)

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Rosemary Sanders

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I am against this Bill

Wallis F. Wing

RENTOR.

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Doris Sarcis

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Lyle Glenn

Irving Glenn

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Mary Jan Clark

Reditor

Property owners don't be tricked by the home inspection bill!

The Home Inspection Bill discriminates against 65 to 70% of the home owners in Fort Wayne whose property tax is already too high!

This attempt is being carried out in a cold blooded manner under the disguise of attacking the slumlord and helping the poor.

The Mayor will add a legion of inspectors to his payroll, and your taxes to help with his re-election by passing this bill.

Hiding under the statement of \$3,000 assessed value -- This actually means homes worth up to \$15,000.

This bill will be especially damaging to the single home owner, who wants to sell to the small real estate investor, because of the wide unlimited power given to the inspector to keep the property from being rented or sold, while high cost contractors fly overhead ready to pick the bones.

The small real estate investor with frequent vacancies would perish under the recurring \$25.00 charge that the bill permits.

We in Fort Wayne already have a city code that has been law for a long time, with inspectors making inspections when called by the renter.

The only difference this bill proposes is to place the hardship on the small home owner having to go downtown to the city and take up his time to pay this recurring \$25.00 charge for the new added inspectors.

Who needs this \$25.00 from every owner and for what? 60,000 homes = \$1,500,000.00.

This bill is not defeated!

The only way this bill can be defeated is by calling, writing, or otherwise contacting the councilman representing you in your district and asking him to vote no!

There will be a public town Council meeting on Tuesday, August 22, 1972 at 7:30 P.M. in Room 124, please come.

Please sign this -- name and address -- your signature will petition your councilman to vote NO on the Housing Ordinance or on any amended version of it.

Buck Mathias
Name

853 W. DeWald St.
Address

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Name Mrs John James

Address 2717 So. Lafayette

To: Mayor Ivan Lebamoff and City Council

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Mr. & Mrs. Ralph Ryfeld 1018 Baxter St.

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I am against this Bill. Mr. & Mrs. Ralph E. Thomas
3301 Oliver St. City.

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My M.A. I am against this Bill. Daniel R. Vandela 3317 olive St.

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Name Mrs. E. Jones Address 439 E. Douglas Ave

To: Mayor Ivan Lebamoff and City Council

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David W. Kason
President of Owners

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I am against this Bill. H. Thompson —

Property owner

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I am against this Bill. Mrs. Betty L. Griffis

~~A~~ Single working
mother property owner

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I am against this Bill.

John W. Bechtol

Property Owner.
Elderly couple.

To: Mayor Ivan Lebamoff and City Council

Subject: Tell the Rentor the Real Facts

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I am against this Bill. mrs. Teaney & Strickland

West DeWolff
Property Owner

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I am against this Bill. Delphia Wiest

Sutterfield

Rentor

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I am against this Bill. Estella D. Coker

Poniac st

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Lee J. Murphy

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I am against this Bill. Edwin W. Fahrwold.



We the undersigned are opposed to Bill #G-72-08-13 on minimum housing requirements and inspections, presently being considered by City Council, for the following reasons:

1. The bill is discriminatory in that it attacks a certain group of properties and exempts others. Who is to say that the price of a house determines its ability to pass a minimum code inspection? It would seem that this part of the bill is directed at small investors with the aim of driving them out of business, while protecting the big investor.
2. The bill is unconstitutional. It interferes with the buyer's right to buy and the seller's right to sell property. It would make the seller a captive land-owner. (See Sec.3 of the ordinance).
3. The fee charges for inspection is discriminatory in that it assesses special groups for law enforcement purposes, and exempts others who would be beneficiaries, namely the tenants and buyers of real estate. The responsibility of law enforcement should fall to all citizens, not to just a few. The financing of such an assessment should be made by all taxpayers under our present system of collecting taxes, or whatever future system that is equitable should be used for this purpose. When a fireman puts out a fire he doesn't send a bill to the person he has served. When the policeman makes an arrest, he doesn't send a bill to the complaining citizen. Why then should a law insisting on inspections be paid by the property owner involved? This should be every citizen's responsibility.
4. The bill delegates too much power and authority to an agency that could be used for harassment purposes against certain property owners, depending on the whim of those representing the enforcing agency.

We the undersigned feel that consideration should be given to all citizens, that the Mayor and City Councilmen are to represent the interests of all the citizens.

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Who needs this \$25.00 from every owner and for what? 60,000 homes = \$1,500,000.00.

This bill is not defeated!

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Thomas Derschut 927 West Darrow
Name Address

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Howard Lester

Name

2907 ½ - W. 21st

Address

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1231 W. Washington

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1107 Northlawn Dr.

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Mark Michter
1138 St Joe Blvd.

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Alceon. Ford 1302 E. Lewis St.
Name _____ Address _____

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Angela Iannucilli

Address

444 S. Monroe

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Walt Simboly

Address

4521 Shady Ln

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Kenneth C Shaffer 1541 Magnolia Lane City
Name Address

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Larry Green
LARRY GREEN

Name

1321 SUNSET DRIVE

Address

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Name

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Address

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Fred Kripstein
Name

5014 Camelot Dr. Fort Wayne
Address

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Mr & Mrs. Ralph E. Thomas 3301 Oliver
Name Address

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George Brantley 1035 1/2 Tennessee Ave.
Name _____ Address _____

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Mrs. J.W. Stanley 2012 Graham St.
Name _____ Address _____

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Mrs. Willie Outlaw 129 E. Hillwood
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Willis Bennett
Name

3122 S. Hanna
Address

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Name Walter Bonner Address 2133 WESTBROOK 46805

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Bruce Anderson
Name

6500 St. Joe Rd. Fort Wayne
Address

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Mr. & Mrs. Fred Hayes 2507 Dester Dr. 26.
Name _____ Address _____

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Raymond Fisger 1010 Huettis Av
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We the undersigned feel that consideration should be given to all citizens, that the Mayor and City Councilmen are to represent the interests of all the citizens.

Mrs. Mable B. Newling
R1, Box 165
Coldwater, Mich.

To: Mayor Ivan Lebamoff and City Council

Subject: Tell the Rentor the Real Facts

The City Council in a nutshell is trying to get an ordinance through that any time an apartment is up for rent, some City Official is to inspect it and give his version as to whether it can or cannot be rented....then charge \$25.00 to the landlord---whatever the outcome.

Consider these figures some 300 to 500 landlords in the city would possibly vacate and rent 100 apartments in one week.

100 apartments x \$25.00 inspection fee

= \$2,500 per week
x 52 weeks

or \$130,000 in one year

would have to be absorbed by the rentor in higher rents....not by the people or rentor who can afford to live in a higher rent district, but by lower income class only.

Now isn't that ridiculous considering the fact that the City already has the right to inspect properties under minimum housing any time they please.

The rentor is the consumer and the consumer always pays.

The council meeting is to be held August 22nd and City County Building, approximate time 7 P.M.

I am against this Bill. Murphy Blockum 2712 So.雁塔街

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Betha Flood

Name

1133 Fulton
Address

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Lewis F. O'Dell 2220 Oxford Fort Wayne, IN
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Arthur Adams 7018 Beatty Ave 46809
Name _____ Address _____
City _____

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Carl H. Shaffer 820 W. Jefferson St., City
Name Address

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Mrs. Helen Wells - 3215 Wesley Ft Wayne, Ind.

Mrs. Michael A. Miller. 2828 Raymond City
Mr. Stanley Reed. 3214 Rodgers. Prop. owner
For 25 yrs.

Mr. & Mrs. Stanley C. Reed 6571 Shoaf Rd. (prop. owner.
For 8 yrs.)

Mrs. Ota Henduff 3213 Rodgers Ave. property owner you.
18 yrs

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Don D. Meyer
337 Pleasant St.
Port Huron, MI

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Phyllis Butherford 3005 North Anthony Blvd.

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George T. Barkley (line) 2515 Terrace Rd.

Don Rose - Proprietary 2811 S. Clinton

Janita Pfeiffer 4 2812 S. Main St.

Mrs. Alline Flatt 2815 S. Clinton

Robert M. Harker and son David W. 2801 S. Clinton

Leonard Simons 222 E. Leith St.

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August De Gregory 5417 Yorkshire Dr.

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Rosie Adams
Janice Lonsdale
Bruce W. Cheshire

829 Wilt
829½ Wilt
817½ Wilt St.

Ray Perriney 824 Wilt St City
Dorothy Perriney 824 Wilt St
F. Thel Saylor 828 Wilt St
Carl W. Saylor 828 Wilt
Helen Sand 819 Wilt

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H. M. Brotkator 913 Huffman St
Sara Kellers 115 E Williams
Emma Thim 2310 Hosher Rd.

Mrs Mary Davies 2712 Poinsett Dr.

Connie E Carnahan 1112 Columbia
Rod C Carnahan 1102 Columbia
Gordon Horatio 2717 Poinsett

Keneth Heppelton 2902 Poinsett Dr. City
Robert E Maxwell 801 E Jefferson

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Mrs. Leona Voltz owner 1314 W. Jefferson

Mrs. Sylvia Hinds owner 1215 St. George
Mr. Edward Hale 1129 Garden (owner)

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Walter J. Brown 3335 Franklin Ave
Waldo Helffinger - 2902 Poinsett Dr.

William S. Hart 910 Avenue Ave
Frank R. Soule 3443 Guy Seeger Dr
Paul L. Myers 1315 Pass St

Emile C. Hisey - 1633 Cass St.
Russ Armstrong - 1717 Rosemont Dr
P E Evans 1615 Spring St

Property owners don't be tricked by the home inspection bill!

The Home Inspection Bill discriminates against 65 to 70% of the home owners in Fort Wayne whose property tax is already too high!

This attempt is being carried out in a cold blooded manner under the disguise of attacking the slumlord and helping the poor.

The Mayor will add a legion of inspectors to his payroll, and your taxes to help with his re-election by passing this bill.

Hiding under the statement of \$3,000 assessed value -- This actually means homes worth up to \$15,000.

This bill will be especially damaging to the single home owner, who wants to sell to the small real estate investor, because of the wide unlimited power given to the inspector to keep the property from being rented or sold, while high cost contractors fly overhead ready to pick the bones.

The small real estate investor with frequent vacancies would perish under the recurring \$25.00 charge that the bill permits.

We in Fort Wayne already have a city code that has been law for a long time, with inspectors making inspections when called by the renter.

The only difference this bill proposes is to place the hardship on the small home owner having to go downtown to the city and take up his time to pay this recurring \$25.00 charge for the new added inspectors.

Who needs this \$25.00 from every owner and for what? 60,000 homes = \$1,500,000.00.

This bill is not defeated!

The only way this bill can be defeated is by calling, writing, or otherwise contacting the councilman representing you in your district and asking him to vote no!

There will be a public town Council meeting on Tuesday, August 22, 1972 at 7:30 P.M. in Room 124, please come.

Please sign this -- name and address -- your signature will petition your councilman to vote NO on the Housing Ordinance or on any amended version of it.

Victor M. Reveron
Name

446 5th St. Ft. Wayne, Ind.
Address

Michael Eldridge 1126 Nelson.

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3333 Freeman St - Wayne Belz
2145 Taylor - ~~Shayn Maselar~~
5149 Tinnerup Way - Kenneth R Edelbrock.
1332 Swinney St. Kenneth R. Belz
4619 Irvington Rd. ~~Edgarneil~~
3202 Irvington Road Harry ~~Edelbrock~~
2301 Thompson ~~Paul E. Dennis~~

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Chester P. Spencer 707 Paulding Rd
Bertrude Sweet 5107 Decatur Road
John E. Arick 3409 S. Hanna
LeRoy J. Blech 2409 Hwy Run
Charles H. Wiggin 1344 Paulding Road
Harold R. Wiggin 5707 Decatur Rd.

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Fred Bryant 8908 MONROE
Calvin Graniger 536 E WAYNE
Jim Rogers 536 E wayne
Virginia M. Fausto 6435 Maywood Circle

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Mrs Sherman Brown

1306 Huron St
Fort Wayne Ind

Thomas E. Delany

727 Nopewalk
FORT WAYNE, IND.

Garber Cogdell
4415 Center St Aptg

Rudy H. Pritchard
414 Center St
Fort Wayne, Ind.

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P. H. Colouser
1234 Stepahlet St.
Richard Keay
914 W. Jefferson

John E. Bubaker
404 Elm Baker
Dolores Stiles
1216 Broadway
OVER

Gonna Bryant

404½ W. Baker
Lee & Edward

1228 Staphlet

Hazel Detamore

1305 Staphlet

Colvin & Patterson

1305 Staphlet St.

Geo M. Weller

1935 Sevenlay Ave

Flowers July

1235 Sevenlay Ave

Evilie & Eldridge

1215 Van Buren ST

Barbara Lewis

2419 • Edval

• Dennis • G. Hatfield

2702 • Schelle

Phil • Spice

2702 • Schelle

Mr. Leroy Kanning

1240 Staphlet

Leroy H. Kanning

1240 Staphlet St.

Boyd M. Turner

722 W. H ST

Mr. Marshall O. Farney

1116 Van Buren ST

Gardiner Section

Mary Jane Tetzlau

817 Wilt St. Way

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To: Mayor Ivan Lebamoff and City Council

Subject: Tell the Rentor the Real Facts

The City Council in a nutshell is trying to get an ordinance through that any time an apartment is up for rent, some City Official is to inspect it and give his version as to whether it can or cannot be rented....then charge \$25.00 to the landlord---whatever the outcome.

Consider these figures some 300 to 500 landlords in the city would possibly vacate and rent 100 apartments in one week.

$$\begin{aligned} 100 \text{ apartments} &\times \$25.00 \text{ inspection fee} \\ &= \$2,500 \text{ per week} \\ &\times 52 \text{ weeks} \\ &\text{or } \$130,000 \text{ in one year} \end{aligned}$$

would have to be absorbed by the rentor in higher rents....not by the people or rentor who can afford to live in a higher rent district, but by lower income class only.

Now isn't that ridiculous considering the fact that the City already has the right to inspect properties under minimum housing any time they please.

The rentor is the consumer and the consumer always pays.

The council meeting is to be held August 22nd and City County Building, approximate time 7 P.M.

I am against this Bill. Donald E Dennis
902 W DeWald St.
Fort Wayne, Indiana
745-4534

To: Mayor Ivan Lebamoff and City Council

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I am against this Bill.

Mrs Hale Mathias
853 W. McDonald

GENERAL ORDINANCE NO. G-_____

AN ORDINANCE providing for the inspection of certain housing to ensure compliance with the Minimum Housing Code before such Housing is sold or rented.

WHEREAS, substandard housing is one of the most serious problems existing in the City of Fort Wayne, Indiana, affecting the physical and mental health of the inhabitants of said City, creating blight which affects property values throughout many sections of the City and which renders the operation of commercial enterprises impracticable in many sections of said City; and

WHEREAS, substandard housing is becoming evermore prevalent in said City; and

WHEREAS, the persons who buy or rent substandard housing units tend to be persons of limited sophistication and with limited financial resources, so that such persons do not always readily perceive the disadvantages to a proposed purchase or lease of real estate and so that any inequity is particularly burdensome to such persons.

NOW THEREFORE, BE IT ORDAINED BY THE COMMON COUNCIL OF THE CITY OF FORT WAYNE, INDIANA:

SECTION 1. No house within the city limits of the City of Fort Wayne, Indiana which is assessed for tax purposes at a value of \$3,000.00 or less, shall be sold to anyone who intends to use it as a residence, either for himself or for lessees, unless, before the transfer of the deed or before the signing of the contract, if the property is being sold on contract, there has been an inspection by the Minimum Housing Division of said City for the purpose of determining whether the house is in all respects in compliance with the Minimum Housing Code of said City.

SECTION 2. No house within the city limits of the City of Fort Wayne, Indiana, which is assessed for tax purposes at a value of \$3,000.00 or less, and no rooms within any such house, shall be leased, rented, or otherwise turned over for occupancy by anyone intending to use such house for residential purposes or to sub-lease, sub-rent, or otherwise turn the house over to a third person for occupancy as a residence unless the house has been inspected within two weeks of the commencement of the occupancy by the lessee, renter or other occupant, such inspection to be conducted by a representative of the Minimum Housing Division of said City, to insure that the house complies in all respects with the Minimum Housing Code of said City.

SECTION 3. In the event that a house fails to comply with the Minimum Housing Code of said City, the Minimum Housing Division shall place a placard, in a size and form to be selected

Donald A. Rich
Robert D. Sweet
Jerry W. Hofrichter

Terry L. McComb

3409 S. Hanna St
5707 Decatur Road
5707 Decatur Rd.
5106 Lillie St.

*Please
signatures
are against
this ordinance*

4

by said Division, in a prominent place upon the front and back of said house. Said placard will convey the information, that because of such noncompliance, said house may not be sold, leased, rented or otherwise turned over to anyone for occupancy until all defects have been corrected.

SECTION 4. When said house has been brought into such condition that it complies in all respects with the Minimum Housing Code of said City, the Minimum Housing Division of said City shall remove such placards from the back and front entrance.

SECTION 5. It shall be the duty of the owner, vendor, or lessor to apply at the office of the Department of Relocation and Minimum Housing for such inspection and pay such fee or fees provided for under Section 7 of this Ordinance.

SECTION 6. It shall be a misdemeanor for anyone other than the Minimum Housing Division of said City to remove such placards. Upon Conviction of such a misdemeanor, the person found guilty shall be fined an amount not to exceed \$500.00 and/or imprisonment for a term not to exceed 30 days.

SECTION 7. The Minimum Housing Division of said City shall charge a fee of \$25.00 for the initial inspection of each house which is inspected pursuant to the requirements of this Ordinance. In the event the house does not comply with the Minimum Housing Ordinance of the City of Fort Wayne upon such an initial inspection, there shall be a fee of \$10.00 for each reinspection until there is such compliance. Provided, that in the event there is not compliance within three months of the date of the initial inspection, then any additional inspection shall be treated as an initial inspection and there shall be a fee of \$25.00

SECTION 8. This Ordinance shall be in full force and effect from and after passage, approved by the Mayor and legal publication thereof.

Councilman

Monday 8 - 6

Tues. 4:30 P.M. in TD meeting 7:30

Minneapolis Housing Authority - Violating ^{and exceeding} civil law
and property rights of ~~all~~ property owners.

Ordinance to require tenants responsibility

Then the present Ordinance

⑩ (33-)

Property owner
Landlord to pay for
Lebanon damage from

Property owner ^{to} pay Lebanon

Promises

6.70 75

\$25.00

2.00
6.

We the undersigned are opposed to Bill #G-72-08-13 on minimum housing requirements and inspections, presently being considered by City Council, for the following reasons:

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For Wm H Shuber 648 Lawton Pl
Patricia R. Shuber 648 Lawton Pl

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W. E. Jones 3203 Flutter Road - City.

Peterson B. Albrecht 1301 2nd Street living room.
Raymond McClellan 1301 Glenwood and

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Wayne L. Ellis
3615 Avondale Dr.
Robert M. Gross
4115 Vance Ave
Richard L. Schuerenberg
2110 August Dr.
Ed Bangert
401 W. Concord Dr.

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NAME	ADDRESS	NAME	ADDRESS
John O. Spread	2637 STERLING AVE	John O. Spread	7111 Cranberry Drive
ALICE M. Spread	2637 STERLING AVE	Jeanie Fleming	7111 Cranberry Drive
James R. Sproat	524 Blueberry Lane	Jeanie Fleming	7111 Cranberry Drive
Bernardine H. Sproat	524 Blueberry Lane		
VIRGIL WIRICK	3333 Viceroy AVE		
KATHYRNE WIRICK	3333 Viceroy Ave		

Name	Address	Name	Address	Name	Address
W. Schweizer	2617- Reed St.				
Jack Keenan	Sweeney St				
Frederick Kockey	3205 Freemans				
Walter J. Kubel	3128 Thompson Ave				
Sam Marino	1904 3rd				
Alvin Osterman	monroeville				
Hubert Adams	523				
523 Hendricks	5th & Wagner				
Kenneth Bowes	3101 Portage				
Ed. Stuckey	932 W Berry				
J. J. Daenell	2109 Klag Dr.				
C. L. Daenell	2109 Klag Dr.				

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Dale "Buck" Mathews
853 N. DeWald St.

Roland W. Mackay
1317 ILLINOIS DRIVE
Ralph J. Fink
2822 Oliver St

Carl W. Kramer
930 W Main
Beth Mathewson
1216 Rummage Ave.,
Edna Black
2522 Crescent Ave.
Joseph J. Rager
2401 Hazelwood Ave.

To: Mayor Ivan Lebamoff and City Council

Subject: Tell the Rentor the Real Facts

The City Council in a nutshell is trying to get an ordinance through that any time an apartment is up for rent, some City Official is to inspect it and give his version as to whether it can or cannot be rented....then charge \$25.00 to the landlord---whatever the outcome.

Consider these figures some 300 to 500 landlords in the city would possibly vacate and rent 100 apartments in one week.

100 apartments x \$25.00 inspection fee

= \$2,500 per week
x 52 weeks

or \$130,000 in one year

would have to be absorbed by the rentor in higher rents....not by the people or rentor who can afford to live in a higher rent district, but by lower income class only.

Now isn't that ridiculous considering the fact that the City already has the right to inspect properties under minimum housing any time they please.

The rentor is the consumer and the consumer always pays.

The council meeting is to be held August 22nd and City County Building,
approximate time 7 P.M.

I am against this Bill.

John R. Derby
James C. Coesby
902 W. Creighton

To: Mayor Ivan Lebamoff and City Council

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Martha S. Hartn
1023½ Crescent Av.

Dale C. Hartn
1023½ Crescent Av.

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*Mrs. Helen J. John - 3321 Oliver St.
Mr. & Mrs. Robert J. Gonzalez 950 Lillian St.
Doris J. Jones 950 Lillian St.*

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Robert L. Pollock
127 W. Fleming Ave.
H. Wayne, ^{Notary} Notary
5/68/77

Mr & Mrs. C.C. Showalter
Mr & Mrs. Terrance Williams
Mr & Mrs. John Steel
Mr & Mrs. Fred Horner

3306 Oliver St.

3224 Oliver St.

3228 Oliver
8827 Webster DR,

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Mr & Mrs. Ralph E. Thomas 3301 Oliver St. City.
Mr & Mrs. Daniel R. Daniels 3317 Oliver St. City
Mr & Mrs. Floyd C. Carter 3302 Oliver St. City.
Mrs. Mildred Gipring 3312 Oliver St. City
Mr & Mrs. Ralph E. Herring 4518 Wilmette St. City
William F. Herring 3312 Oliver St. City

Mr. & Mrs. Ralph Refeld, Jr.	1018 Baxter St.
Mr. & Mrs. Charles V. Koontz	3309 Oliver St.
Mrs. Helen M. Johns	3321 Oliver St.
Mrs. & Mrs. Robert J. Gonzalez	2950 Zillie Street
Caron Flores	2950 Zillie St
Eileen Dandria -	414 E. Berry
Esther M. Beck	3225 Oliver St.
Mr. & Mrs. Donald E. Lusk	3325 Oliver St.
Mr. & Mrs. Richard Mills	3401 Oliver St
Mary E. Tobianski	3405 Oliver St.
Eileen Smith	3413 Oliver St.
Mr. & Mrs. R.L. Haslup	3417 Oliver st
Helen Novack	239 W. Lewis
Mrs. Rena Hensinger	618 West Brackenridge St.

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William F. Christen

Judith D. Christen

Frank Albright

Helen King

Joan Foust

Wayne Bees

St. Lemuel

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NAME

Ralph E. Beard

Vickie L. Franklin

William Clifton

Phyllis M. Clifton

Gene L. Carter

ADDRESS

2704 White Mtn Dr.

1138 St. Joe Blvd.

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1741 Northlawn Dr.

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NAME

David L. Beard
Bob Beard
Mike W. Lutman

ADDRESS

2722 White Oak Av.
1506 Fisher St.
1229 W. 11 Lexington

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Joseph Di Gregory
417 Pasadena Drive
City of Fort Wayne
Indiana.

Josephine Di Gregory
417 Pasadena Drive
Fort Wayne Indiana

Mr. & Mrs. L. L. Lanier
425 Pasadena Drive

Wm. H. Hoffman
4509 Buell Drive

Mrs Anna Richter
409 Pasadena Dr.

Donald J. Funk
415 Pasadena Dr.

Mrs. Sue Raftu
4320 Fairfield Ave.

Leslie Frane
443 Pasadena Dr.

Mrs. Leslie Frane
443 Pasadena Dr.

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Sister M Chaney 1720 Short St.
Larry L. Dafford 608 Hettman
Edgar W. Remmecke 1938 Short
Michael E. Rufut 526 Putnam St.

Ronald Dowdy 526 Putnam St.

Mr. & Mrs. Willard Millik 506 Putnam

Arthur Ferrell

Mr. & Mrs. Robert C. Eder 1721 Cortland Ave
Arthur L. Knoll 1711 Cortland

Mr. & Mrs. G. Poehling 1705 Cortland
Edene M. Genschen 1701 Cortland

Francis L. Hill 1716 Cortland

Mr. & Mrs. Geo. Fritz 418 Putnam St.

Mr. & Mrs. Robert Closky 424 Putnam
Bonnie Morrison - (606 Heyffman)

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Evelyn Di Gregory - 12157 Goshen Road
Lena M. Ferguson 447 Pasadena Dr.

Jack Reith 7526 Kingsway Dr.

main Reith 7526 Kingsway Dr.

Lenette Pettigrew 1645 Fairhill Rd.

Philip Pettigrew 1645 Fairhill Road

Susan J. Waters 2424 Clifton Hills Dr. St. Hayes.

Dennis L. Waters 2424 Clifton Hill Dr. St Hayes

Alfred Di Gregory 12157 Goshen Road

Glenn Woods 1911 St Andrews Lane

Ronda Woods 1911 St. Andrews Lane

Rick Waters 117 Heatherwood Lane

Diana Waters 117 Heatherwood Lane

John D. Waters 1231 E. Washington

A. Gene Waters 1231 E. Washington

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O V.E.R.

RALPH CYOONG SR.
Edmen Davis

1329 ZOLLARS AVE
1330 Zollars ave.

4

J.P. O'Connell Jr.

1126 Lippman ave

Harley A. Crane

2122 24th ave

Frank M. Hall

3115 Parnell

Lester C. Blund

1115 Edgewater

Wort B. Johnson

3535 Putney Blvd

Fugitron Dispaly
& Feed Co.

Q-43 160 one

David E. Wall

5605 Allendale Dr. Ft Wayne

Betty J. Wall

5605 Allendale Dr. Ft. Wayne

William F. Schulte

939 High Street

Walter G. Roberson

928 PUTNAM Ft Wayne

Roseanna Ray

1918 W. Main

Lavern W. Orr

1214 Park

Lorraine Orr

1214 Park

Carl Frankenstein

1203a Seminary

Betty Brandt

1908 S. 1~~st~~ for

Jeff Richardson

642 W. 4th St.

Georgios Kefios

7614 Worth Drive

Richard Kuehler

2917 Plaza Dr.

Richard Frame

2532 St Marys ave

Stanley Kranks

3118 Alexander

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Dale Sowards - 3606 Autumn Lane
George H. Bressler 3416 Adirondack
Howard A. Drednol 2908 Dellview Dr
Ronald E. Hoppas 5003 Stony Run Ct.

37

To: Mayor Ivan Lebamoff and City Council

Subject: Tell the Rentor the Real Facts

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I am against this Bill.

Joseph Edward Spillers 514 W. 10th St.

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I am against this Bill.

Jacqueline S. Brown 514½wag
47

To: Mayor Ivan Lebamoff and City Council

Subject: Tell the Rentor the Real Facts

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Linda Clemens 512 Wagner
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Name

Address

Marie Barker

426 C Tonleas

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Wayne D Smith MSA Contractor
Name _____ Address _____

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Name

David McOwen

937 Lincoln Ave.
Address

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Harry D. Taylor
1540 Barthold, St.
City.

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I am against this Bill. Hendar Baker 513 West Fourth St.

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1310 Barthold St.

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I am against this Bill. Colleen Muncey
2008 Sherman

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I am against this Bill. Mrs. Luella K. Trimiss
834 Greenlawn

We the undersigned are opposed to Bill #G-72-08-13 on minimum housing requirements and inspections, presently being considered by City Council, for the following reasons:

1. The bill is discriminatory in that it attacks a certain group of properties and exempts others. Who is to say that the price of a house determines its ability to pass a minimum code inspection? It would seem that this part of the bill is directed at small investors with the aim of driving them out of business, while protecting the big investor.
2. The bill is unconstitutional. It interferes with the buyer's right to buy and the seller's right to sell property. It would make the seller a captive land-owner. (See Sec.3 of the ordinance).
3. The fee charges for inspection is discriminatory in that it assesses special groups for law enforcement purposes, and exempts others who would be beneficiaries, namely the tenants and buyers of real estate. The responsibility of law enforcement should fall to all citizens, not to just a few. The financing of such an assessment should be made by all taxpayers under our present system of collecting taxes, or whatever future system that is equitable should be used for this purpose. When a fireman puts out a fire he doesn't send a bill to the person he has served. When the policeman makes an arrest, he doesn't send a bill to the complaining citizen. Why then should a law insisting on inspections be paid by the property owner involved? This should be every citizen's responsibility.
4. The bill delegates too much power and authority to an agency that could be used for harassment purposes against certain property owners, depending on the whim of those representing the enforcing agency.

We the undersigned feel that consideration should be given to all citizens, that the Mayor and City Councilmen are to represent the interests of all the citizens.

Wiley Lee Pollock
127 W. Fleming Ave.
Fort Wayne, Ind.
40807

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Name Albert W. Winters Jr. Address 3407 Randolph Fort Wayne

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Robert K. Munroe name 1209 East Maple Address FTW Mayor Signature
46806

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Kenneth W. Clemons
Name

4541 Linda Rd. Fort Wayne
Address

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Oliver B. Wadp 2326 S. Antioch
Name _____ Address _____

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Charles Wende 9326 S. Hanna

Name

Address

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Novel M. Brinkerton
Name

913 Hoffman St. Ft. Wayne
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Name: Paul Anderson Address: 124 W. Washington Blvd.

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Zel H. Shelton 1211 Maumee All. #8
Name _____ Address _____

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Name Address
Mrs. Robert Vugte - 1903 Wells St.

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Name

Address

Lucy K. Quigley 1432 Sweeney

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Name James Gordon Address Woodbury Blvd

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Name

Raymond F. Foy

Address

4233 Indiana Ave

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Henry Veltre

Address

802 Van Buren
Ft. Wayne, Ind.

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Robert Vugte

Name

1903 Wells St

Address

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Paul C. Raver, Sr. 6th Floor Lincoln Tower
Name Address

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Fort Wayne, Ind.

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Lee Boylan
Name

4646 So Park
Address

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Clifford F. Leter Jr. 1924 E Creighton
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Fort Wayne, Ind.

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Fort Wayne
Ind.

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Thelma Setzer Shobe
Name

3031 New Haven Ave
Address

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Name

8206 Curtis Calle
Address

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Name

Jonathan B. Darbes

Address

6827 Butternut Lane

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Mabel Magarber
Name

6827 Butternut Dr.
Address

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1. The bill is discriminatory in that it attacks a certain group of properties and exempts others. Who is to say that the price of a house determines its ability to pass a minimum code inspection? It would seem that this part of the bill is directed at small investors with the aim of driving them out of business, while protecting the big investor.
2. The bill is unconstitutional. It interferes with the buyer's right to buy and the seller's right to sell property. It would make the seller a captive land-owner. (See Sec.3 of the ordinance).
3. The fee charges for inspection is discriminatory in that it assesses special groups for law enforcement purposes, and exempts others who would be beneficiaries, namely the tenants and buyers of real estate. The responsibility of law enforcement should fall to all citizens, not to just a few. The financing of such an assessment should be made by all taxpayers under our present system of collecting taxes, or whatever future system that is equitable should be used for this purpose. When a fireman puts out a fire he doesn't send a bill to the person he has served. When the policeman makes an arrest, he doesn't send a bill to the complaining citizen. Why then should a law insisting on inspections be paid by the property owner involved? This should be every citizen's responsibility.
4. The bill delegates too much power and authority to an agency that could be used for harassment purposes against certain property owners, depending on the whim of those representing the enforcing agency.

We the undersigned feel that consideration should be given to all citizens, that the Mayor and City Councilmen are to represent the interests of all the citizens.

Mr. Mrs. Sign Name of address
B. Mater & R. Richards 1010 E. Bixby
Jolenna M. Edmondson 1012 1/2 E. Bixby
Clynn Romano 1813 Clegg St.
Larry Duerksen Deen Rinken" " 1025 E. Bixby
Roberta Duerksen 1004 E. Bixby

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Shaw Mcintosh
Marie A. Bishop

Sig. Name & Address -

4611 Indiana Ave.

1106 East Payne St.

M. H. Bishop 1106 E Wayne St
1025 E Wayne St
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Virgil Cable } 5003 Lincolnway ave
 } Ft. Wayne, Ind. 46808

Mary Cable - 5003 Lincolnway Ave. Ft. Wayne. Ind. - 46808

Wm. Footh R#1 Spencerville, Ind.
Janet Footh R#1 Spencerville, Ind. 46788

Carol M. Enrichild 5905 Illinois Bl. Ft. Wayne, Ind 46808
Delayne R. Faughn 5905 Illinois Rd. Ft. Wayne, Ind 46808

(over)

Eddie Cobb 5019 Hatfield Rd. H. Wayne, Ind 46808
Mary L. Cobb 5019 Hatfield Rd. Fort Wayne, Ind. 46808
~~James Rembleton~~ 2155 West ~~Brook~~
James Rembleton 2155 Westbrook FW

We the undersigned are opposed to Bill #G-72-08-13 on minimum housing requirements and inspections, presently being considered by City Council, for the following reasons:

1. The bill is discriminatory in that it attacks a certain group of properties and exempts others. Who is to say that the price of a house determines its ability to pass a minimum code inspection? It would seem that this part of the bill is directed at small investors with the aim of driving them out of business, while protecting the big investor.
2. The bill is unconstitutional. It interferes with the buyer's right to buy and the seller's right to sell property. It would make the seller a captive land-owner. (See Sec.3 of the ordinance).
3. The fee charges for inspection is discriminatory in that it assesses special groups for law enforcement purposes, and exempts others who would be beneficiaries, namely the tenants and buyers of real estate. The responsibility of law enforcement should fall to all citizens, not to just a few. The financing of such an assessment should be made by all taxpayers under our present system of collecting taxes, or whatever future system that is equitable should be used for this purpose. When a fireman puts out a fire he doesn't send a bill to the person he has served. When the policeman makes an arrest, he doesn't send a bill to the complaining citizen. Why then should a law insisting on inspections be paid by the property owner involved? This should be every citizen's responsibility.
4. The bill delegates too much power and authority to an agency that could be used for harassment purposes against certain property owners, depending on the whim of those representing the enforcing agency.

We the undersigned feel that consideration should be given to all citizens, that the Mayor and City Councilmen are to represent the interests of all the citizens.

Mr. & Mrs. Carl L. Seeh 2416 Linden Park Dr.
Mr. & Mrs. John A. Holt 705 Woodview Blvd
Donald K. Garmon 2322 Solon Dr.
Michael Eldridge 1126 Nelson St.

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Mrs. E Howard Kramer - 3329 Oliver Street
Bernard A. Bridges 2901 St. Louis Ave